

2	5	3
7	6	9

Sec. Twp. Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING**



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY At

LIST ALL FOLIO #S: 30-6927-017-0010 and 0040, 30-6927-000-0450

Date Received

- 1. NAME OF APPLICANT** (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

L F R Land Family, LP and Tuscany Place Associates

- 2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: see Contact Person

City: _____ State: _____ Zip: _____ Phone#: _____

- 3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): See Contact Person

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone#: _____

- 4. CONTACT PERSON'S INFORMATION:**

Name: Graham Penn Company: Bercow Radell & Fernandez

Mailing Address: 200 S. Biscayne Boulevard, Suite 850

City: Miami State: Florida Zip: 33131

Phone#: (305) 377-6229 Fax#: (305) 377-6222 E-mail: gpenn@brzoninglaw.com

- 5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

See attached

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

SW and NW corner of SW 137 Avenue and SW 256 Street

7. SIZE OF PROPERTY (in acres): 32.06 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☒ acquired ☐ leased: 2003/2011/2012
years
(month & year)

9. Lease term: _____

10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide complete legal description of said contiguous property.
N/A

11. Is there an option to purchase ☒ or lease ☐ the subject property or property contiguous thereto?
☐ no ☒ yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)
Brookstone Holdings, LLC as to Parcels B and C

12. PRESENT ZONING CLASSIFICATION: PCUCD and NCUCD

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)
(DBC requires special exception to permit site plan approval unless rezoning 3 acres or less to residential categories)

- ☐ District Boundary Changes (DBC) [Zone class requested]: _____
- ☒ Non Use Variance: Variance of fence height
- ☐ Alternative Site Development: _____
- ☐ Special Exception: _____
- ☒ Modification of previous resolution/plan: CZAB15-14-02
- ☒ Modification of Declaration or Covenant: Declaration of Restrictions at ORB 20749, Page 3683

14. Has a public hearing been held on this property within the last year & a half? ☒ no ☐ yes.
If yes, provide applicant's name, and date, purpose, and results of hearing, and resolution number: _____

15. Is this hearing is as a result of a violation notice? ☒ no ☐ yes. If yes, give name to whom the violation notice was served: _____ and describe the violation: _____

16. Describe structures on the property: Apartments on Parcel A, otherwise none

17. Is there any existing use on the property? ☒ no ☐ yes. If yes, what use and when established?
Use: Apartments on Parcel A Year: 2004

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MIAMI-DADE PLANNING AND ZONING DEPT.
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LEGAL DESCRIPTIONS

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Parcel A:

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

TRACT A OF TUSCANY PLACE PLAT PB 159-95, LESS BEG 976.67FTW &
35FTN OF E1/4 COR OF SEC CONT N 00 DEG W 267.57FT S 89 DEG W
27.30FT S 00 DEG E 267.50FT N 89

Parcel B:

TRACT D OF TUSCANY PLACE PLAT PB 159-95.

Parcel C:

S ½ of the NE ¼ of the NE ¼ of the SE ¼ of Section 27, Township 56, Range 39.

**OWNERSHIP AFFIDAVIT
FOR
LIMITED PARTNERSHIP**

STATE OF FLORIDA

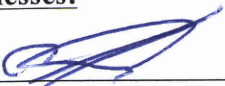
Public Hearing No. _____

COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Leon Wolfe,
hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the V.P. of Tuscany Place Associates, Ltd. with the following address: 2100 Hollywood Boulevard Hollywood Florida 33020
2. Tuscany Place Associates, Ltd. is an owner of the subject property, legally described on the attached exhibit.
3. The Affiant is legally authorized to file this application for public hearing.
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

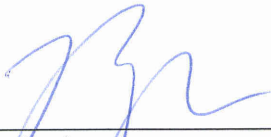
Witnesses:


Signature

Maximo Cruz
Print Name

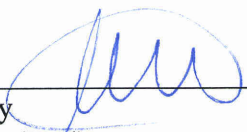

Signature

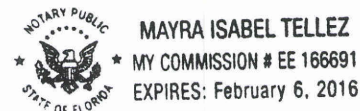
MERYL WOLFE
Print Name


Affiant's signature
LEON J. WOLFE
Print Name

Sworn to and subscribed before me on the 29 day of October, 2013.
Affiant is personally known to me or has produced _____ as
identification.

My Commission expires:


Notary
(Stamp/Seal)



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ACKNOWLEDGEMENT BY APPLICANT

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

By: [Signature]
(Applicant's Signature)

LEON J. WOLFE v.p.
(Print Name of Applicant)

Tuscany Place Associates, Ltd.

Sworn to and subscribed before me on the

30th Day of October, 2013.

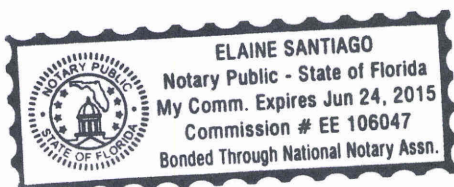
Affiant is personally known to me or has produced
_____ as identification.

[Signature]
(Notary Public's Signature)

Elaine Santiago
Print Name

My commission expires 6/24/2015

State of: Florida



The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (1)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

LIMITED PARTNERSHIP

I, LEON J. WOLFE, being first duly sworn, depose and say that I am the V.P of Tuscany Place Associates, Ltd. and, as such, have been authorized by the limited partnership to file this application for public hearing; and that said limited partnership is an owner of the property described herein and which is the subject matter of the proposed hearing.

Attest: Maryl Wolfe

[Signature]
Authorized Signature

Sworn to and subscribed to before me this 28 day of, October, 2013

Notary Public: [Signature]
Commission Expires: [Signature]
 **MAYRA ISABEL TELLEZ**
MY COMMISSION # EE 166691
EXPIRES: February 6, 2016

**OWNERSHIP AFFIDAVIT
FOR
LIMITED LIABILITY COMPANY**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Lionel Resnick, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the General Partner of LFR Land Family, LP with the following address:
4201 Collins Avenue, #1403 Miami Beach FL 33140.
2. LFR Land Family, LP is an owner of the subject property, legally described on the attached exhibit.
3. The Affiant is legally authorized to file this application for public hearing.
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Paul Feldman
Signature

Paul Feldman
Print Name

Tatiana Escobar
Signature

Print Name

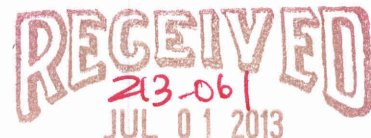
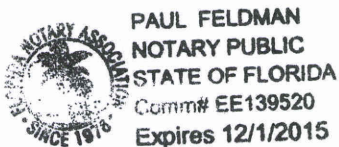
Lionel Resnick
Affiant's signature

LIONEL RESNICK
Print Name

Sworn to and subscribed before me on the 17th day of June, 2013.
Affiant is personally known to me or has produced _____ as
identification.

My Commission expires:

Paul Feldman
Notary
(Stamp/Seal)



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AD

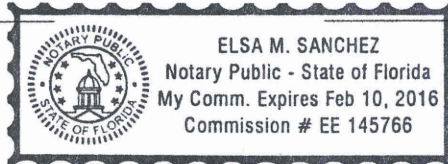
The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (1)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

LIMITED PARTNERSHIP

I, Lionel Resnick, being first duly sworn, depose and say that I am the General Partner of L F R Land Family, LP and, as such, have been authorized by the limited partnership to file this application for public hearing; and that said limited partnership is an owner of the property described herein and which is the subject matter of the proposed hearing.

Attest:

[Signature]



Lionel Resnick

Authorized Signature

General Partner

[Signature]

Sworn to and subscribed to before me
this 14 day of June, 2013

Notary Public:
Commission Expires:

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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ACKNOWLEDGEMENT BY APPLICANT

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AS

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

Lionel Resnick
(Applicant's Signature)

Lionel Resnick
(Print Name of Applicant)



My commission expires

State of: FLORIDA

Sworn to and subscribed before me on the

14th Day of June, 2013.

Affiant is personally known to me or has produced
_____ as identification.

Elsa M. Sanchez
(Notary Public's Signature)

Elsa M. Sanchez
Print Name

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock
See attached	

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: L F R Land Family, LP, Tuscany Place Associates, Ltd.

NAME AND ADDRESS	See attached	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Brookstone Holdings, LLC

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>See attached</u>	

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

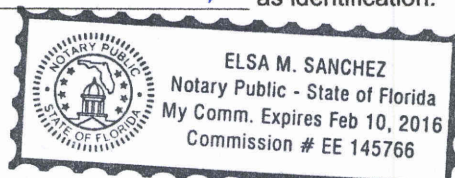
The above is a full disclosure of all parties of interest in his application to the best of my knowledge and belief.

Signature: Lemuel Resor
Applicant

Sworn to and subscribed before me this 14th day of June, 2013. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 2/10/16



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or a other country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership corporation or trust.

If there is a **CONTRACT FOR PURCHASE** by a corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Brookstone Holdings, LLC

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest
See attached	

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in his application to the best of my knowledge and belief.

Signature: Leon J. Wolfe **LEON J. WOLFE**
Applicant

Sworn to and subscribed before me this 28 day of October. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)
My commission expires _____



MAYRA ISABEL TELLEZ
MY COMMISSION # EE 166691
EXPIRES: February 6, 2016

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or a other country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership corporation or trust.

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in L F R Land Family LP

	Percentage of Interest
Lionel Resnick, GP 4201 Collins Avenue, #1403 Miami Beach FL 33140	1%
Elizabeth Resnick 4201 Collins Avenue, #1403 Miami Beach FL 33140	33%
Adam Resnick 4201 Collins Avenue, #1403 Miami Beach FL 33140	33%
Alexis Resnick 4201 Collins Avenue, #1403 Miami Beach FL 33140	33%

Interests in Tuscany Place Associates, Ltd.

	Percentage of Interest
HCI Tuscany Place, LP 2100 Hollywood Boulevard Hollywood, Florida	99.99%
Cornerstone Tuscany Place, LLC 2100 Hollywood Boulevard Hollywood, Florida	.01%

Interests in HCI Tuscany Place, LP.

Interests managed by Boston Financial as a portion of Low Income Housing Tax Credit Investment Fund. Interests in fund are held by various other funds and investors, including many institutional investors.

Interests in Cornerstone Tuscany Place, LLC

	Percentage of Interest
JL Holding Corporation 2100 Hollywood Boulevard Hollywood, Florida	50%
Stuart I Meyers Family Partnership, LTD. 2100 Hollywood Boulevard Hollywood, Florida	30%
M3, Inc. 2100 Hollywood Boulevard Hollywood, Florida	10%
MSM, Inc. 2100 Hollywood Boulevard Hollywood, Florida	10%

Interests in JL Holding Corporation

	Percentage of Interest
Jorge and Awilda Lopez 2100 Hollywood Boulevard Hollywood, Florida	100%

Interests in Stuart I. Meyers Family Partnership, Ltd.

	Percentage of Interest
SIM Family Holdings, LLC 2100 Hollywood Boulevard Hollywood, Florida	11%
Wendy Jill Crabb Trust 2100 Hollywood Boulevard Hollywood, Florida	44.5%
Jeffrey Brian Meyers Trust 2100 Hollywood Boulevard	44.5%

Hollywood, Florida

Interests in SIM Family Holdings, LLC.

	Percentage of Interest
Stuart Meyer 2100 Hollywood Boulevard Hollywood, Florida	100%

Interests in Wendy Jill Crabb Trust.

	Percentage of Interest
Wendy Jill Crabb 2100 Hollywood Boulevard Hollywood, Florida	100%

Interests in Jeffrey Brian Meyers Trust.

	Percentage of Interest
Jeffrey Brian Meyers 2100 Hollywood Boulevard Hollywood, Florida	100%

Interests in M3, Inc.

	Percentage of Interest
Leon and Lisa Wolfe 2100 Hollywood Boulevard Hollywood, Florida	100%

Interests in MSM. Inc.

	Percentage of Interest
M.S. Mades Associates, LLC 2100 Hollywood Boulevard Hollywood, Florida	1%
Mara S. Mades Revocable Trust 2100 Hollywood Boulevard	99%

Hollywood, Florida

Interests in M.S. Mades Associates, LLC.

	Percentage of Interest
Mara Mades 2100 Hollywood Boulevard Hollywood, Florida	90%
Jackson R. Mades Irrevocable Trust 2100 Hollywood Boulevard Hollywood, Florida	10%

Interests in Jackson R. Mades Irrevocable Trust.

	Percentage of Interest
Jackson R. Mades 2100 Hollywood Boulevard Hollywood, Florida	100%

Interests in Mare S. Mades Revocable Trust.

	Percentage of Interest
Mara Mades 2100 Hollywood Boulevard Hollywood, Florida	100%

BROOKSTONE HOLDINGS, LLC

DISCLOSURE OF INTERESTS

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

Interest in Brookstone Holdings

HELD BY:	PERCENTAGE
JL Holding Corp. 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	50%
M3 Assets, LLC 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	25%
M.S. Mades Family Limited Partnership 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	25%

Interest in JL Holding Corp.

HELD BY:	PERCENTAGE
Jorge Lopez and Awilda Lopez, Tenants by the Entireties 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	100%

Interest in M3 Assets, LLC

HELD BY:	PERCENTAGE
Leon Wolfe and Lisa Wolfe, Tenants by the Entireties 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	100%

Interest in M.S. Family Limited Partnership

HELD BY:	PERCENTAGE
----------	------------

BROOKSTONE HOLDINGS, LLC

M.S. Mades Associates, LLC 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	1%
Mara S. Mades Revocable Trust 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	99%

Interest in M.S. Mades Associates, LLC

HELD BY:	PERCENTAGE
Mara S. Mades 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	90%
Jackson R. Mades Irrevocable Trust 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	10%

Interest in Jackson R. Mades Irrevocable Trust

HELD BY:	PERCENTAGE
Jackson R. Mades 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	100%

Interest in Mara S. Mades Revocable Trust

HELD BY:	PERCENTAGE
Mara S. Mades 160 S. Dixie Highway, Suite 107 Hollywood, FL 33020	100%

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